

# **\$1,349,000 - 17195 Summit Hills Drive, Canyon Country**

MLS® #SR25105466

---

## **\$1,349,000**

6 Bedroom, 3.00 Bathroom, 3,660 sqft  
Residential on 0 Acres

Sunset Heights (SUNSH), Canyon Country,

Magnificent Modern Luxury Home in Sunset Heights. Built in 2003 and thoughtfully reimaged, this expansive 6-bedroom, 3-bathroom home spans 3,660 sq ft and rests on a generous 14,482 sq ft lot in the sought-after community of Canyon Country. Arrive to its oversized driveway, attached 3-car garage, and elegant wrought iron double-door entry. Inside, you'll be welcomed into a bright and modern open-concept floor plan adorned with recessed lighting and custom neutral flooring throughout.

At the heart of the home lies a designer chef's kitchen, elevated with black marble accent walls, granite countertops, a waterfall-edge island, and top-of-the-line stainless steel appliances, including a built-in range, double oven, gas cooktop, and convection oven. A large walk-in pantry and dedicated dining area make entertaining seamless.

The home offers six spacious bedrooms, including one on the main level, ideal for guests or multi-generational living. Each bedroom features neutral flooring, fresh paint, and ample closet space. The bathrooms are spa-inspired with oversized walk-in showers, marble tile finishes, soaking tubs, and dual vanities with private water closet access. Outside, enjoy the ultimate entertainer's backyard with panoramic hillside views, complete with a private, heated in-ground pool and spa, a covered gazebo, and professionally landscaped grounds.



Additional features include Central air and dual-zone heating/cooling.

Modern custom Garage with epoxy flooring and built-in storage.

Situated within the William S. Hart Union School District, this home offers close proximity to Mint Canyon Elementary, Sierra Vista Junior High, and Canyon High School. The community includes HOA-managed grounds and security.

With every upgrade already completed, this home is move-in ready and truly stands out from anything else on the market in Santa Clarita. Don't miss your chance to own this showcase property in the hills of Canyon Country! Just minutes from hiking trails, local parks, and city conveniences. With a low HOA enjoy amenities including security and neighborhood maintenance.

This is not just a home, it's a lifestyle.

Built in 2003

## Essential Information

MLS® #	SR25105466
Price	\$1,349,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	3,660
Acres	0.33
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cash Mccallum
Listing Office	RE/MAX of Santa Clarita

## Community Information

Address	17195 Summit Hills Drive
Area	CAN2 - Canyon Country 2

Subdivision	Sunset Heights (SUNSH)
City	Canyon Country
County	Los Angeles
Zip Code	91387

## Amenities

Amenities	Picnic Area
Parking Spaces	3
Parking	Concrete, Driveway Level, Driveway, Garage, Door-Multi, Oversized, Paved, Private
# of Garages	3
Garages	Concrete, Driveway Level, Driveway, Garage, Door-Multi, Oversized, Paved, Private
View	Hills, Mountain(s), Valley
Has Pool	Yes
Pool	In Ground, Private, Fenced
Security	Smoke Detector(s), Fire Detection System

## Exterior

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Yard
-----------------	---

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Bedroom on Main Level, Loft, Granite Counters, Jack and Jill Bath, Smart Home
Appliances	Dishwasher, Range Hood, SixBurnerStove
Heating	Central
Cooling	Central Air, High Efficiency
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	William S. Hart Union
----------	-----------------------

## Additional Information

Date Listed	May 9th, 2025
Days on Market	19
Zoning	SCUR1
Short Sale	N

RE / Bank Owned    N

Based on information from California Regional Multiple Listing Service, Inc. as of January 14th, 2026 at 1:45am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.